



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2016 COMPETITIVE 4% FEDERAL AND STATE CREDIT APPLICATION
FOR LOW-INCOME HOUSING TAX CREDITS

February 2, 2016 Version

II. APPLICATION SECTION 1: APPLICANT STATEMENT, CERTIFICATION AND NOTARY

APPLICANT: Guest House LP

PROJECT NAME: Guest House

PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION

Cashier's Check Only

The undersigned applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal, or Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$477,091 annual Federal Credits, and

\$855,566 total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount(s) preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

I agree it is my responsibility to provide TCAC with the original complete application and the Local Reviewing Agency an exact copy of the application. I agree that I have included a letter from the local government and the appropriate Local Reviewing Agency of the jurisdiction in which the project is located identifying the agency designated as the Local Reviewing Agency for the Tax Credit Allocation Committee. I agree that it is also my responsibility to provide such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: for readiness to proceed requirements if applicable; and after the project is placed-in-service.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I represent that I have read and understand the requirements set forth in Regulation Section 10322(j) pertaining to re-applications for Credit.

I certify that I have read and understand the provisions of Sections 10322(a) through (h). No additional documents in support of the basic thresholds or point selection categories shall be accepted from the applicant beyond the

application filing deadline, unless the Executive Director, at his or her sole discretion, determines that the deficiency is a clear reproduction or application assembly error, or an obviously transposed number. In such cases, applicants shall be given up to five (5) business days from the date of receipt of staff notification, to submit said documents to complete the application. For threshold omissions other than reproduction or assembly errors, the Executive Director may request additional clarifying information from other government entities.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit programs.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that neither the Federal nor the State Tax Credit programs are entitlement programs and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that a reservation of Federal or State Tax Credits does not guarantee that the project will qualify for Tax Credits. Both Federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal and/or State Tax Credits, I will be required to enter into a regulatory agreement which will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief. I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. I certify that, when requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date. In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior to the project's rehabilitation completion. I certify and guarantee that the application meets each item of the applicable housing type requirement if I am requesting housing type competitive points, as identified by TCAC regulation. I certify and guarantee that any tenant services proposed under TCAC Regulation Section 10325(c)(5)(B) will be available within 6 months of the project's placed in service date, will be of a regular and ongoing nature and provided to tenants for a period of at least 15 years, free of charge (except child care). I understand that misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and other actions which TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22 and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this ____ day of _____, 2016 at
_____, California.

By _____
(Original Signature)

(Typed or printed name)

(Title)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

COUNTY OF _____)

On _____ before me, _____,
personally appeared _____

_____, who proved to me on the basis of satisfactory evidence)
to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Local Jurisdiction:	City of Santa Ana	
City Manager:	David Cavazos *	
Title:	City Manager	
Mailing Address:	PO Box 1988	
City:	Santa Ana	
Zip Code:	92702	
Phone Number:	714-647-5200	Ext.
FAX Number:	714-647-6954	
E-mail:	dcavazos@santa-ana.org	

* For City Manager, please refer to the following the website below:
<http://events.cacities.org/CGI-SHL/TWSERVER.EXE/RUN:MEMLOOK>

II. APPLICATION SECTION 2: GENERAL AND SUMMARY INFORMATION

A. Application Type

Application type: Preliminary Reservation

Prior application was submitted but not selected?

If yes, enter application number: TCAC # CA - -

Has credit previously been awarded? No

Is this project a Re-syndication of a current TCAC project? No

If a Resyndication Project, complete the **Resyndication Projects** section below.

If re-applying and returning credit, enter the current application number and the amount being returned:

TCAC # CA - -

Returned Federal Credit

Is State Farmworker Credit requested? No

B. Project Information

Project Name: Guest House

Site Address: 2151 E. 1st Street

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: Santa Ana County: Orange

Zip Code: 92705 Census Tract: 0749.01

Assessor's Parcel Number(s): 400-091-17

The project is comprised of 100% tax credit eligible units excluding managers' units Yes

The project is not eligible for the 130% basis adjustment unless Special Needs housing type Yes

Special Needs Project located in a DDA or QCT: Yes

Special Needs with 130% basis & State Credits: Yes

Project is a Scattered Site Project: No

*Federal Congressional District: 46

Project is **Rural** as defined by TCAC Regulation No

*State Assembly District: 69

Section 10302(jj): No

*State Senate District: 34

*Accurate information is essential; the following website is provided for reference:

<https://www.govtrack.us/congress/members/map>

<http://findyourrep.legislature.ca.gov/>

C. Credit Amount Requested (If State Credit Request, Reg. Sects. 10317 & 10322(h)(33))

<u>Federal and State</u>	<u>\$477,091</u>	<u>\$855,566</u>
	(federal)	(state)

D. Federal Minimum Set-Aside Election (IRC Section 42(g)(1))

40%/60%

E. Housing Type Selection (Reg. Sections 10315(g) & 10325(g))

Special Needs

If you selected Special Needs please list the percentage of Special Needs Units 100%

If between 50% and 75%, please specify other housing type construction standards that will be met:

N/A

F. Geographic Area (Reg. Section 10315(h))

Please select the project's geographic area:

Orange County

II. APPLICATION SECTION 3: APPLICANT INFORMATION

A. Identify Applicant

Applicant is the current owner and will retain ownership: Yes
 Applicant will be or is a general partner in the to be formed or formed final ownership entity: N/A
 Applicant is the project developer and will be part of the final ownership entity for the project: N/A
 Applicant is the project developer and will not be part of the final ownership entity for the project: N/A

B. Applicant Contact Information

Applicant Name: Guest House LP
 Street Address: 3416 Via Oporto, Suite 301
 City: Newport Beach State: CA Zip Code: 92663
 Contact Person: Kyle Paine, President
 Phone: 949-922-3578 Ext.: Fax: 949-419-0952
 Email: kpaine@communitydevpartners.com

C. Legal Status of Applicant:

Limited Partnership Parent Company:
 If Other, Specify:

D. General Partner(s) Information

D(1) General Partner Name: Affordable Housing Alliance II (dba Integrity Housing) Managing GP
 Street Address: 4 Venture, Suite 295
 City: Irvine State: CA Zip Code: 92618
 Contact Person: Anjela Ponce
 Phone: 949-533-4641 Ext.: Fax:
 Email: anjela@integrityhousing.org
 Nonprofit/For Profit: Nonprofit Parent Company:

D(2) General Partner Name:* CDP Guest House LLC Administrative
 Street Address: 3416 Via Oporto, Suite 301
 City: Newport Beach State: Zip Code:
 Contact Person: Kyle Paine, President
 Phone: 949-922-3578 Ext.: Fax: 949-419-0952
 Email: kpaine@communitydevpartners.com
 Nonprofit/For Profit: For Profit Parent Company: Community Development Partner

D(3) General Partner Name: (select one)
 Street Address:
 City: State: Zip Code:
 Contact Person:
 Phone: Ext.: Fax:
 Email:
 Nonprofit/For Profit: (select one) Parent Company:

E. General Partner(s) or Principal Owner(s) Type Joint Venture

**If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2) - "TBD" not sufficient*

F. Status of Ownership Entity

currently exists If to be formed, enter date:
**(Federal I.D. No. must be obtained prior to submitting carryover allocation package)*

G. Contact Person During Application Process

Company Name: Community Development Partners
 Street Address: 3416 Via Oporto, Suite 301
 City: Newport Beach State: CA Zip Code: 92663
 Contact Person: Belinda Lee
 Phone: 530-207-9893 Ext.: Fax: 949-419-0952
 Email: blee@communitydevpartners.com
 Participatory Role: Development Manager for AGP
 (e.g., General Partner, Consultant, etc.)

II. APPLICATION SECTION 4: DEVELOPMENT TEAM INFORMATION

A. Indicate and List All Development Team Members

Developer:	Community Development Partner	Architect:	Egan Simon Architecture
Address:	3416 Via Oporto, Suite 301	Address:	7740 West Manchester Avenue, S
City, State, Zip	Newport Beach, CA 92663	City, State, Zip:	Playa Del Rey, CA 90293
Contact Person:	Kyle Paine, President	Contact Person:	John Egan
Phone:	949-922-3578 Ext.:	Phone:	310-306-7804 Ext.:
Fax:	949-419-0952	Fax:	310-306-9072
Email:	kpaine@communitydevpartners.c	Email:	jegan@egansimon.com
Attorney:	Bocarsly Emden Cowan Esmail &	General Contractor:	ICON Builders
Address:	633 West 5th St., 64th Floor	Address:	2461 Santa Monica Blvd Suite 15
City, State, Zip	Los Angeles, CA 90071	City, State, Zip:	Santa Monica, CA 90404
Contact Person:	Kyle Arndt	Contact Person:	Kelly Sands
Phone:	213-239-8048 Ext.:	Phone:	310-450-5661 Ext.: 101
Fax:	213-239-0410	Fax:	
Email:	karndt@bocarsly.com	Email:	ksands@iconbuilders.com
Tax Professional:	Boggeln and Co.	Energy Consultant:	Partner Energy
Address:	215 Main Street	Address:	2154 Torrance Boulevard, Suite 1
City, State, Zip	Huntington Beach, CA 92648	City, State, Zip:	Torrance, CA 90501
Contact Person:	Jamie Bazer	Contact Person:	Kelsey N. Shaw
Phone:	714-374-7434 Ext.:	Phone:	310-356-2199 Ext.:
Fax:		Fax:	
Email:	jbazer@boggelnco.com	Email:	kshaw@ptrenergy.com
CPA:	Bowman & Co LLP	Investor:	National Equity Fund, Inc.
Address:	10100 Trinity Parkway, St 310	Address:	500 S. Grand Avenue, Suite 2300
City, State, Zip	Stockton, CA 95219	City, State, Zip:	Los Angeles, CA 90071
Contact Person:	Tobbie Wells	Contact Person:	Todd Fabian
Phone:	209-473-1040 Ext.:	Phone:	213-240-3144 Ext.:
Fax:		Fax:	213-250-0014
Email:	tobbiew@cpabowman.com	Email:	tfabian@nefinc.org
Consultant	1410 Partners, LLC	Market Analyst:	Lea and Company
Address:	500 N. 1st Avenue, Suite 4	Address:	11060 Oak Street, Suite 6
City, State, Zip	Arcadia, CA 91006	City, State, Zip:	Omaha, NE 68144
Contact Person:	Sean Spear	Contact Person:	Jay Wortmann
Phone:	626-446-6864 Ext.:	Phone:	402-202-0771 Ext.:
Fax:	626-446-6809	Fax:	
Email:	sspear@1410partners.com	Email:	JayWortmann@leacompany.com
Appraiser:	Vanguard Realty Advisors	CNA Consultant:	Partner Engineering and Science
Address:	2385 Camino del Roble, Suite	Address:	2154 Torrance Blvd., Suite 200
City, State, Zip	Carlsbad, CA 92011	City, State, Zip:	Torrance, CA 90501
Contact Person:	Jeff Keenan	Contact Person:	Mark Lambson
Phone:	760-707-5310 Ext.:	Phone:	619-757-1119 Ext.:
Fax:		Fax:	
Email:	jkeen@vracommercial.com	Email:	mlambson@partneresi.com
Bond Issuer:	California Public Finance Authorit	Prop. Mgmt. Co.:	Solari Enterprises, Inc.
Address:	2999 Oak Road, Suite 710	Address:	1501 Yale Avenue
City, State, Zip:	Walnut Creek, CA 94597	City, State, Zip:	Orange, CA 92867
Contact Person:	Scott Carper	Contact Person:	Sean Theile
Phone:	925-478-4912 Ext.:	Phone:	714-282-2520 Ext.: 242
Fax:		Fax:	714-769-6853
Email:	scarper@calpfa.org	Email:	sean@solari-ent.com

2nd Prop. Mgmt. Co.	
Address:	
City, State, Zip:	
Contact Person:	
Phone:	Ext.:
Fax:	
Email:	

II. APPLICATION SECTION 5: PROJECT INFORMATION

A. Type of Credit Requested

New Construction	<u>N/A</u>	If yes, will demolition of an existing structure be involved?	<u>N/A</u>
(may include Adaptive Reuse)		If yes, will relocation of existing tenants be involved?	<u>N/A</u>
Rehabilitation-Only	<u>N/A</u>	Is this an Adaptive Reuse project?	<u>N/A</u>
Acquisition & Rehabilitation	<u>Yes</u>	If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).	

B. Acquisition and Rehabilitation/Rehabilitation-only Projects

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? Yes

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? N/A

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? Yes

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures	<u>45 years</u>	No. of Existing Buildings	<u>4</u>
No. of Occupied Buildings	<u>4</u>	No. of Existing Units	<u>77</u>
No. of Stories	<u>2</u>		
Current Use:	<u>The project is currently a motel that houses temporary and permanent residents.</u>		

Resyndication Projects

Current/original TCAC ID: TCAC # CA - - TCAC # CA - -

First year of credit:

Are Transfer Event provisions applicable? See questionnaire on TCAC website. N/A

Is the project currently under a Capital Needs Covenant with TCAC? N/A

If so, has the Short Term Work been completed? N/A See Checklist, Tab 8 for documentation requirements

Is the project subject to hold harmless rent limits? N/A If yes, see page 18 and Checklist, Tab 8.

C. Purchase Information

Name of Seller:	<u>Guest Inn LLC</u>	Signatory of Seller:	<u>Thalia Nguyen</u>
Date of Purchase Contract or Option:	<u>11/14/2014</u>	Purchased from Affiliate:	<u>Yes</u>
Expiration Date of Option:	<u>N/A</u>	If yes, broker fee amount to affiliate?	<u> </u>
Purchase Price:	<u>\$6,750,000</u>	Special Assessment(s):	<u> </u>
Phone:	<u> </u>	Ext.:	<u> </u>
Holding Costs per Month:	<u> </u>	Historical Property/Site:	<u>No</u>
Real Estate Tax Rate:	<u> </u>	Total Projected Holding Costs:	<u> </u>

D. Project, Land, Building and Unit Information

Project Type

Single Room Occupancy:	<u>N/A</u>	Single Family Home:	<u>N/A</u>
Detached 2, 3, or 4 Family:	<u>N/A</u>	Housing Cooperative:	<u>N/A</u>
Tenant Homeownership:	<u>N/A</u>	One or Two Story Garden:	<u>N/A</u>
Townhouse/Row House:	<u>N/A</u>	Condominium:	<u>N/A</u>
Inner City Infill Site:	<u>N/A</u>		
Two or More Story With an Elevator:	<u>N/A</u>	if yes, enter number of stories:	<u> </u>
Two or More Story Without an Elevator:	<u>Yes</u>	if yes, enter number of stories:	<u>2</u>
One or More Levels of Subterranean Parking:	<u>N/A</u>		
Other: (specify here)	<u> </u>		

E. Land

 x Feet or 1.30 Acres 56,628 Square Feet **Density:** 55.38

If irregular, specify measurements in feet, acres, and square feet:

F. Building Information

Total Number of Buildings: 4 Residential Buildings: 4
 Community Buildings: Commercial/ Retail Space: N/A
 If Commercial/ Retail Space, explain: (include use, size, location, and purpose)

--

Are Buildings on a Contiguous Site? Yes
 If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units? No
 If yes, are any of the units to be occupied by the owner or
 a person related to the owner (IRC Sec. 42(i)(3)(c))? N/A

G. Project Unit Number and Square Footage

Total number of units:	72
Total number of non-tax credit units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	71
Total number of low-income units:	71
Ratio of low-income units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	33,233
Total square footage of low-income units:	33,233
Ratio of low-income residential to total residential square footage (excluding managers' units):	100%
*Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100%
Total community room square footage:	730
Total commercial/ retail space square footage:	
Total common space square footage (including managers' units):	2,179
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
**Total Square Footage of All Project Structures (excluding commercial/retail):	36,142

*Must be 100% to apply for State Credits

**equals: "total square footage of all residential units" + "total community room square footage" + "total common space" +
 "total parking structure square footage")

Total Project Cost per Unit	\$210,130
Total Residential Project Cost per Unit	\$210,130
Total Eligible Basis per Unit	\$174,192

H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	71
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Other:	N/A

Units w/ tenants of multiple disability type or subsidy layers, etc., briefly explain:

For 4% federal applications only:	
Rural area consistent with TCAC methodology	N/A

II. APPLICATION SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA	N/A		
NEPA	N/A		
Toxic Report	N/A		
Soils Report	N/A		
Coastal Commission Approval	N/A		
Article 34 of State Constitution	N/A		
Site Plan	8/25/2015	10/26/2015	10/26/2015
Conditional Use Permit Approved or Required	8/25/2015	10/26/2015	10/26/2015
Variance Approved or Required	N/A		
Other Discretionary Reviews and Approvals	N/A		

	Project and Site Information	
Current Land Use Designation	Community Commerical	
Current Zoning and Maximum Density	C1, MEMU- Commercial Overlay Zone Development; 57.69 du/a	
Proposed Zoning and Maximum Density	C1, MEMU- Commercial Overlay Zone Development; 57.69 du/a	
Does this site have Inclusionary Zoning?	No	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	Yes	CUP allows care home designation in commercial zone
Building Height Requirements	N/a; existing building is 21'-0" (2stories)	
Required Parking Ratio	25 required; 61 provided	
Is site in a Redevelopment Area?	No	

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	N/A	/	
	Site Acquired	12	/	2015
LOCAL PERMITS	Conditional Use Permit	10	/	2015
	Variance	N/A	/	
	Site Plan Review	10	/	2015
	Grading Permit	N/A	/	
	Building Permit	9	/	2016
CONSTRUCTION FINANCING	Loan Application	3	/	2016
	Enforceable Commitment	3	/	2016
	Closing and Disbursement	9	/	2016
PERMANENT FINANCING	Loan Application	3	/	2016
	Enforceable Commitment	3	/	2016
	Closing and Disbursement	7	/	2017
OTHER LOANS AND GRANTS	Type and Source: <u>AHP</u>	N/A	/	
	Application	3	/	2016
	Closing or Award	7	/	2017
	Type and Source: <u>PBV Contract</u>	N/A	/	
	Application	1	/	2016
	Closing or Award	3	/	2016
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	12	/	2016
	Construction Start	9	/	2016
	Construction Completion	4	/	2017
	Placed In Service	4	/	2017
	Occupancy of All Low-Income Units	6	/	2017

III. PROJECT FINANCING SECTION 1: CONSTRUCTION FINANCING

A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Amount of Funds
1) CITI Community Capital	18	3.300%	\$11,927,161
2) NOI during Construction			\$147,000
3) NEF - Tax Credit Equity			\$2,063,112
4) Deferred Developer Fee			\$992,086
5)			
6)			
7)			
8)			
9)			
10)			
11)			
12)			
Total Funds For Construction:			\$15,129,359

1) Lender/Source CITI Community Capital
 Street Address CITI Community Capital
 City: Thousand Oaks
 Contact Name: Mike Hemmens
 Phone Number: 805-557-0933 Ext.:
 Type of Financing Construction Loan
 Is the Lender/Source Committed? Yes

2) Lender/Source: NOI during Construction
 Street Address: 3416 Via Oporto, Suite 301
 City: Newport Beach
 Contact Name: Kyle Paine
 Phone Number: 949-922-3578 Ext.:
 Type of Financing: NOI during construction
 Is the Lender/Source Committed? Yes

3) Lender/Source NEF - Tax Credit Equity
 Street Address 500 S. Grand Avenue, Suite 2300
 City: Los Angeles
 Contact Name: Todd Fabian
 Phone Number: 213-240-3144 Ext.:
 Type of Financing Tax Credit Equity
 Is the Lender/Source Committed? Yes

4) Lender/Source: Deferred Developer Fee
 Street Address: 3416 Via Oporto, Suite 301
 City: Newport Beach
 Contact Name: Kyle Paine
 Phone Number: 949-922-3578 Ext.:
 Type of Financing: Deferred Developer Fee
 Is the Lender/Source Committed? Yes

5) Lender/Source
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

6) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

7) Lender/Source
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

8) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

9) Lender/Source _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

11) Lender/Source _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

10) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

12) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

III. PROJECT FINANCING SECTION 2: PERMANENT FINANCING

A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) CITI Community Capital- Tranche A	420	4.850%		\$100,809	\$1,696,574
2) CITI Community Capital- Tranche B	420	4.850%		\$337,448	\$5,679,093
3) AHP - Pacific Premier Bank			Residual		\$720,000
4) NOI during Construction					\$147,000
5) Deferred Developer Fee			Deferred		\$992,086
6)					
7)					
8)					
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$9,234,753
Total Tax Credit Equity:					\$5,894,606
Total Sources of Project Funds:					\$15,129,359

1) Lender/Source: CITI Community Capital- Tranche A
 Street Address: CITI Community Capital
 City: Thousand Oaks
 Contact Name: Mike Hemmens
 Phone Number: 805-557-0933 Ext.:
 Type of Financing: Permanent Loan
 Is the Lender/Source Committed? Yes

2) Lender/Source: CITI Community Capital- Tranche B
 Street Address: CITI Community Capital
 City: Thousand Oaks
 Contact Name: Mike Hemmens
 Phone Number: 805-557-0933 Ext.:
 Type of Financing: Permanent Loan
 Is the Lender/Source Committed? Yes

3) Lender/Source: AHP - Pacific Premier Bank
 Street Address: 17901 Von Karmen, Suite 1200
 City: Irvine
 Contact Name: Sherri Scott
 Phone Number: 949-864-8039 Ext.:
 Type of Financing: Permanent Loan
 Is the Lender/Source Committed? No

4) Lender/Source: NOI during Construction
 Street Address: 3416 Via Oporto, Suite 301
 City: Newport Beach
 Contact Name: Kyle Paine
 Phone Number: 949-922-3578 Ext.:
 Type of Financing: NOI during construction
 Is the Lender/Source Committed? Yes

5) Lender/Source: Deferred Developer Fee
 Street Address: 3416 Via Oporto, Suite 301
 City: Newport Beach
 Contact Name: Kyle Paine
 Phone Number: 949-922-3578 Ext.:
 Type of Financing: Deferred Developer Fee
 Is the Lender/Source Committed? Yes

6) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

7) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

8) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

9) Lender/Source
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? **No**

10) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? **No**

11) Lender/Source
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? **No**

12) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? **No**

B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)): **Yes**
 CDLAC Allocation? **No**
 Date application was submitted to CDLAC (Reg. Sections 10317(g)(4), 10326(h)): **5/20/2016**
 Date of CDLAC application approval, actual or anticipated (Reg. Section 10326(j)(1)): **7/20/2016**

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)): **9/1/2016**
 Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)): **81.18%**
 Name of Bond Issuer (Reg. Section 10326(e)(1)): **California Public Finance Authority**

Will project have Credit Enhancement? **No**
 If Yes, identify the entity providing the Credit Enhancement:
 Contact Person:
 Phone: Ext.:
 What type of enhancement is being provided? **(select one)**
(specify here)

III. PROJECT FINANCING SECTION 3: INCOME INFORMATION

A. Low Income Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Targeted Area Median Income	(h) % of Actual AMI
SRO/Studio	38	\$492	\$18,696		\$492	30%	30.0%
SRO/Studio	22	\$820	\$18,040		\$820	50%	50.0%
1 Bedroom	2	\$527	\$1,054		\$527	30%	30.0%
1 Bedroom	9	\$960	\$8,640		\$960	60%	54.7%
Total # Units:	71	Total:	\$46,430		Average:	40.0%	

Is this a resyndication project using hold harmless rent limits in the above table? **No**

Hold harmless rents cannot exceed the federal set-aside current tax credit rent limits (TCAC Reg. Section 10327(g)(8)). For units included in the lowest income point category, TCAC requires the use of current rent limits.

B. Manager Units

State law requires an onsite manager's unit for projects with 16 or more residential units. TCAC Regulation Section 10326(g)(6) requires projects with at least 161 units to provide a second on-site manager's unit, with one additional for each 80 units beyond, up to 4 on-site manager units. Scattered site projects of 16 or more units must have at least one manager unit at each site consisting of 16 or more residential units. Projects may employ full-time property management staff and provide an equivalent number of desk or security staff for the hours when the property management staff are not working. See TCAC Regulation Section 10325(f)(7)(J) for details on the requirements for this option.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
SRO/Studio	1		
Total # Units:	1	Total:	

No Project with desk or security staff in lieu of on-site manager unit(s)
See TCAC Regulation Section 10325(f)(7)(J) for complete requirements.

C. Market Rate Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
Total # Units:		Total:	
Aggregate Monthly Rents For All Units:			\$46,430
Aggregate Annual Rents For All Units:			\$557,160

D. Rental Subsidy Income/Operating Subsidy
Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	71
Length of Contract (years):	15
Expiration Date of Contract:	9/1/2031
Total Projected Annual Rental Subsidy:	\$441,336

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$8,640
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income:	
Total Miscellaneous Income:	\$8,640
Total Annual Potential Gross Income:	\$1,007,136

F. Monthly Resident Utility Allowance by Unit Size
(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	() BR
Space Heating:	\$11	\$15				
Water Heating:	\$7	\$9				
Cooking:	\$5	\$8				
Lighting:						
Electricity:	\$13	\$19				
Water:*						
Other: (specify here)						
Total:	\$36	\$51				

***PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

Name of PHA or California Energy Commission Providing Utility Allowances:

Housing Authority of Santa Ana *NOTE Project is master metered and UA is not utilized.

At application, use of the CUAC is limited to new construction projects.

G. Annual Residential Operating Expenses

Administrative	Advertising:	\$7,000
	Legal:	\$5,000
	Accounting/Audit:	\$10,000
	Security:	
	Other: Miscellaneous	\$1,012
Total Administrative:		\$23,012

Management	Total Management:	\$48,113
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Utilities	Fuel:	
	Gas:	\$12,067
	Electricity:	\$22,000
	Water/Sewer:	\$36,332
	Total Utilities:	\$70,399

Payroll / Payroll Taxes	On-site Manager:	\$52,567
	Maintenance Personnel:	\$22,000
	Other: Payroll Taxes/Workmans Comp, etc.	\$12,929
	Total Payroll / Payroll Taxes:	\$87,496
Total Insurance:		\$23,012

Maintenance	Painting:	\$8,000
	Repairs:	\$18,000
	Trash Removal:	\$19,900
	Exterminating:	\$17,500
	Grounds:	\$20,289
	Elevator:	
	Other: (specify here)	
	Total Maintenance:	\$83,689

Other Expenses	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
	Other: Assessments	\$10,000
Total Other Expenses:		\$10,000

Total Expenses

Total Annual Residential Operating Expenses:	\$345,721
Total Number of Units in the Project:	72
Total Annual Operating Expenses Per Unit:	\$4,801
Total 3-Month Operating Reserve:	\$204,965
Total Annual Internet Expense (site amenity election):	
Total Annual Services Amenities Budget (from project expenses):	\$36,000
Total Annual Reserve for Replacement:	\$21,600
Total Annual Real Estate Taxes:	\$6,480
Other (Specify):	
Other (Specify):	

H. Commercial Income*

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
Total Annual Commercial/Non-Residential Net Income:	

*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion, and commercial income should not support the residential portion (Sections 10322(h)(14), (22); 10327(g)(7)).

III. PROJECT FINANCING SECTION 4: LOAN AND GRANT SUBSIDIES

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		Yes	\$11,927,161
Taxable Bond Financing		N/A	
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MHSA		N/A	
MHP		N/A	
Housing Successor Agency Funds		N/A	
FHA Risk Sharing loan?	No	N/A	
State:	AHP	Yes	\$720,000
Local:	(specify here)		
Private:	(specify here)	N/A	
Other:	PBV	Yes	\$441,336
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	

B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:	3/1/2016	Approval Date:	
Source:	Santa Ana HA	Source:	
If Section 8:	Project-based vouchers	If Section 8:	(select one)
Percentage:	99%	Percentage:	
Units Subsidized:	71	Units Subsidized:	
Amount Per Year:	\$441,336	Amount Per Year:	
Total Subsidy:	\$6,620,040	Total Subsidy:	
Term:	15 years	Term:	

C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy):	
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?:	No	Other:	(specify here)
If yes enter amount:		Other amount:	

III. PROJECT FINANCING SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$156,454	61	\$9,543,694
1 Bedroom	\$180,390	11	\$1,984,290
2 Bedrooms	\$217,600		
3 Bedrooms	\$278,528		
4+ Bedrooms	\$310,298		
TOTAL UNITS:		72	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:			\$11,527,984
		Yes/No	
(a) Plus (+) 20% basis adjustment for projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. List source(s) or labor-affiliated organization(s): <u>Davis- Bacon</u>		<input checked="" type="checkbox"/> Yes	\$2,305,597
Plus (+) 5% basis adjustment for projects that certify that (1) they are subject to a project labor agreement within the meaning of Section 2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by Section 25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades.		<input type="checkbox"/> No	
(b) Plus (+) 7% basis adjustment for new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		<input type="checkbox"/> No	
(c) Plus (+) 2% basis adjustment for projects where a day care center is part of the development.		<input type="checkbox"/> No	
(d) Plus (+) 2% basis adjustment for projects where 100 percent of the units are for Special Needs populations.		<input checked="" type="checkbox"/> Yes	\$230,560
(e) Plus (+) up to 10% basis adjustment for projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the features in the section: Item (e) Features.		<input type="checkbox"/> No	
(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment for projects requiring seismic upgrading of existing structures, and/or projects requiring toxic or other environmental mitigation as certified by the project architect/ engineer +costs. If Yes, select type: <u>N/A</u>		<input type="checkbox"/> No	
(g) Plus (+) local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.		<input checked="" type="checkbox"/> Yes <small>Please Enter Amount:</small>	\$402,830
(h) Plus (+) 10% basis adjustment for projects wherein at least 95% of the project's upper floor units are serviced by an elevator.		<input type="checkbox"/> No	
(i) Plus (+) 1% basis adjustment for each 1% of units income-targeted to 50% to 36% of AMI Rental Units: <u>71</u> Total Rental Units @ 50% to 36% of AMI: <u>22</u>		<input checked="" type="checkbox"/> Yes	\$3,458,395
(j) Plus (+) 2% basis adjustment for each 1% of units income targeted to 35% of AMI and below Rental Units: <u>71</u> Total Rental Units @ 35% of AMI or Below: <u>40</u>		<input checked="" type="checkbox"/> Yes	\$12,911,342
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$30,836,708

HIGH COST TEST

Total Eligible Basis

\$12,541,789

Percentage of the Adjusted Threshold Basis Limit

40.672%

ITEM (e) Features

REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION. THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual electricity use (dwelling and common area meters combined). If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 2%.
- N/A** 3 Newly constructed project buildings shall be 15% or more energy efficient than 2013 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Irrigated only with reclaimed water, greywater, or rainwater (excluding water used for community gardens). Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- N/A** 7 Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.
- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. Threshold Basis Limit increase 2%.
- N/A** 9 Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

IV. SOURCES AND USES BUDGET		SECTION 1: SOURCES AND USES BUDGET				Permanent Sources													
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)CITI Community Capital- Tranche A	2)CITI Community Capital- Tranche B	3)AHP - Pacific Premier Bank	4)NOI during Construction	5)Deferred Developer Fee	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
¹ Land Cost or Value	\$2,150,000	\$2,150,000		\$2,150,000													\$2,150,000		
² Demolition																			
Legal																			
Land Lease Rent Prepayment																			
¹ Total Land Cost or Value	\$2,150,000	\$2,150,000		\$2,150,000													\$2,150,000		
Existing Improvements Value	\$4,600,000	\$4,600,000		\$2,903,426	\$1,696,574												\$4,600,000		\$4,600,000
² Off-Site Improvements																			
Total Acquisition Cost	\$4,600,000	\$4,600,000		\$2,903,426	\$1,696,574												\$4,600,000		\$4,600,000
Total Land Cost / Acquisition Cost	\$6,750,000	\$6,750,000		\$5,053,426	\$1,696,574												\$6,750,000		
Predevelopment Interest/Holding Cost																			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Initial HQS Upgrades	\$19,000	\$19,000		\$19,000													\$19,000		\$19,000
REHABILITATION																			
Site Work	\$100,000	\$100,000		\$100,000													\$100,000	\$100,000	
Structures	\$3,047,600	\$3,047,600		\$722,180		\$1,458,420	\$720,000	\$147,000									\$3,047,600	\$3,047,600	
General Requirements	\$73,528	\$73,528				\$73,528											\$73,528	\$73,528	
Contractor Overhead	\$183,820	\$183,820				\$183,820											\$183,820	\$183,820	
Contractor Profit	\$183,820	\$183,820				\$183,820											\$183,820	\$183,820	
Prevailing Wages	\$528,796	\$528,796				\$528,796											\$528,796	\$528,796	
General Liability Insurance	\$62,498	\$62,498				\$62,498											\$62,498	\$62,498	
Other: (Specify)																			
Total Rehabilitation Costs	\$4,180,062	\$4,180,062		\$822,180		\$2,490,882	\$720,000	\$147,000									\$4,180,062	\$4,180,062	
Total Relocation Expenses	\$480,000	\$480,000				\$480,000											\$480,000	\$480,000	
NEW CONSTRUCTION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total New Construction Costs																			
ARCHITECTURAL FEES																			
Design	\$100,000	\$100,000				\$100,000											\$100,000	\$100,000	
Supervision	\$27,500	\$27,500				\$27,500											\$27,500	\$27,500	
Total Architectural Costs	\$127,500	\$127,500				\$127,500											\$127,500	\$127,500	
Total Survey & Engineering	\$52,500	\$52,500				\$52,500											\$52,500	\$52,500	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$150,000	\$150,000				\$150,000											\$150,000	\$100,000	
Origination Fee	\$80,000	\$80,000				\$80,000											\$80,000	\$80,000	
Credit Enhancement/Application Fee	\$31,000	\$31,000				\$31,000											\$31,000		
Bond Premium																			
Cost of Issuance	\$11,781	\$11,781				\$11,781											\$11,781		
Title & Recording	\$35,000	\$35,000				\$35,000											\$35,000	\$35,000	
Taxes	\$5,906	\$5,906				\$5,906											\$5,906	\$5,906	
Insurance	\$53,918	\$53,918				\$53,918											\$53,918	\$53,918	
Audit	\$10,000	\$10,000				\$10,000											\$10,000	\$10,000	
Lender Inspector	\$31,000	\$31,000				\$31,000											\$31,000	\$31,000	
Total Construction Interest & Fees	\$408,605	\$408,605				\$408,605											\$408,605	\$315,824	
PERMANENT FINANCING																			
Loan Origination Fee	\$10,000	\$10,000				\$10,000											\$10,000		
Credit Enhancement/Application Fee																			
Title & Recording																			
Taxes																			
Insurance																			
Other: (Specify)																			
Other: (Specify)																			
Total Permanent Financing Costs	\$10,000	\$10,000				\$10,000											\$10,000		
Subtotals Forward	\$12,027,667	\$12,027,667		\$5,894,606	\$1,696,574	\$3,569,487	\$720,000	\$147,000									\$12,027,667	\$5,155,886	\$4,619,000

IV. SOURCES AND USES BUDGET		SECTION 1: SOURCES AND USES BUDGET				Permanent Sources													
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)CITI Community Capital- Tranche A	2)CITI Community Capital- Tranche B	3)AHP - Pacific Premier Bank	4)NOI during Construction	5)Deferred Developer Fee	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LEGAL FEES																			
Lender Legal Paid by Applicant	\$180,000	\$180,000				\$180,000											\$180,000	\$82,500	
Other: (Specify)																			
Total Attorney Costs	\$180,000	\$180,000				\$180,000											\$180,000	\$82,500	
RESERVES																			
Rent Reserves																			
Capitalized Rent Reserves																			
Required Capitalized Replacement Reserve																			
3-Month Operating Reserve	\$204,965	\$204,965				\$204,965											\$204,965		
Total Reserve Costs	\$204,965	\$204,965				\$204,965											\$204,965		
APPRAISAL																			
Total Appraisal Costs	\$10,000	\$10,000				\$10,000											\$10,000	\$10,000	
Total Contingency Cost	\$286,847	\$286,847				\$286,847											\$286,847	\$302,397	
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	\$33,474	\$33,474				\$33,474											\$33,474		
Environmental Audit	\$10,000	\$10,000				\$10,000											\$10,000	\$10,000	
Local Development Impact Fees	\$402,830	\$402,830				\$402,830											\$402,830	\$402,830	
Permit Processing Fees	\$100,000	\$100,000				\$100,000											\$100,000	\$100,000	
Capital Fees																			
Marketing	\$14,400	\$14,400				\$14,400											\$14,400		
Furnishings	\$108,000	\$108,000				\$108,000											\$108,000	\$108,000	
Market Study	\$5,500	\$5,500				\$5,500											\$5,500	\$5,500	
Accounting/Reimbursables	\$17,500	\$17,500				\$17,500											\$17,500	\$17,500	
Soft Cost Contingency	\$98,176	\$98,176				\$98,176											\$98,176	\$98,176	
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Total Other Costs	\$789,880	\$789,880				\$789,880											\$789,880	\$742,006	
SUBTOTAL PROJECT COST	\$13,499,359	\$13,499,359		\$5,894,606	\$1,696,574	\$5,041,179	\$720,000	\$147,000									\$13,499,359	\$6,292,789	\$4,619,000
DEVELOPER COSTS																			
Developer Overhead/Profit	\$1,630,000	\$1,630,000				\$637,914			\$992,086								\$1,630,000	\$833,650	\$796,350
Consultant/Processing Agent																			
Project Administration																			
Broker Fees Paid to a Related Party																			
Construction Oversight by Developer																			
Other: (Specify)																			
Total Developer Costs	\$1,630,000	\$1,630,000				\$637,914			\$992,086								\$1,630,000	\$833,650	\$796,350
TOTAL PROJECT COST	\$15,129,359	\$15,129,359		\$5,894,606	\$1,696,574	\$5,679,093	\$720,000	\$147,000	\$992,086								\$15,129,359	\$7,126,439	\$5,415,350
Note: Syndication Costs may not be included as a project cost. Calculate Maximum Developer Fee using the eligible basis subtotals.																		Bridge Loan Expense During Construction:	
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:																		Total Eligible Basis:	
					5,894,606	1,696,574	5,679,093	720,000	147,000	992,086								\$7,126,439	\$5,415,350

Funding sources and costs should be aligned appropriately. For example, public funding sources for land purchase or construction costs should be shown as paying for these costs. Do not randomly select funding sources for line item costs if they have a dedicated source of payment.

¹ Required: evidence of land value (see Tab 1). TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance. Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land).
² Required: include a detailed explanation of Demolition and Offsite Improvements requirements as well as a cost breakdown in Attachment 12, Construction and Design Description.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)		CERTIFICATION BY OWNER:	
Organizational Fee		As owner(s) of the above-referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associated with the construction, acquisition and/or rehabilitation of this project and that the sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.	
Bridge Loan Fees/Exp.			
Legal Fees			
Consultant Fees			
Accountant Fees			
Tax Opinion			
Other			
Total Syndication Costs			
		Signature of Owner/General Partner	Date
		Printed Name of Signatory	Title of Signatory

CERTIFICATION OF CPA/TAX PROFESSIONAL:
As the tax professional for the above-referenced low-income housing project, I certify under penalty of perjury, that the percentage of aggregate basis financed by tax-exempt bonds is:

IV. SOURCES AND USES BUDGET		SECTION 1: SOURCES AND USES BUDGET				Permanent Sources													
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)CITI Community Capital-Tranche A	2)CITI Community Capital-Tranche B	3)AHP - Pacific Premier Bank	4)NOI during Construction	5)Deferred Developer Fee	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition

Signature of Project CPA/Tax Professional

Date

V. BASIS AND CREDITS SECTION 1: BASIS AND CREDITS

Determination of Eligible and Qualified Basis

A. Basis and Credits

	30% PVC for New Construction/ Rehabilitation	30% PVC for Acquisition
Total Eligible Basis:	\$7,126,439	\$5,415,350
Ineligible Amounts		
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis:		
Subtract Non-Qualified Non-Recourse Financing:		
Subtract Non-Qualifying Portion of Higher Quality Units:		
Subtract Photovoltaic Credit (as applicable):		
Subtract Historic Credit (residential portion only):		
Subtract (specify other ineligible amounts):		
Subtract (specify other ineligible amounts):		
Total Ineligible Amounts:		
Total Eligible Basis Amount Voluntarily Excluded:		
Total Basis Reduction:		
Total Requested Unadjusted Eligible Basis:	\$7,126,439	\$5,415,350
Total Adjusted Threshold Basis Limit:	\$30,836,708	
High Cost Area Adjustment :	130%	100%
Total Adjusted Eligible Basis:	\$9,264,371	\$5,415,350
Applicable Fraction:	100%	100%
Qualified Basis:	\$9,264,371	\$5,415,350
Total Qualified Basis:	\$14,679,721	

B. Determination of Federal Credit

	New Construction /Rehabilitation	Acquisition
Qualified Basis:	\$9,264,371	\$5,415,350
*Applicable Percentage:	3.25%	3.25%
Subtotal Annual Federal Credit:	\$301,092	\$175,999
Total Combined Annual Federal Credit:	\$477,091	

*Applicants are required to use this percentage in calculating credit at the application stage.

C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$15,129,359
Permanent Financing	\$9,234,753
Funding Gap	\$5,894,606
Federal Tax Credit Factor	\$1.11000

The federal tax credit factor must be at least \$0.90. For self-syndication the federal tax credit factor must be at least \$1.00.

Total Credits Necessary for Feasibility	\$5,310,456
Annual Federal Credit Necessary for Feasibility	\$531,046
Maximum Annual Federal Credits	\$477,091
Equity Raised From Federal Credit	\$5,295,710
Remaining Funding Gap	\$598,896

D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis	\$7,126,439	\$5,415,350

Rehabilitation or new construction basis only (no acquisition basis), except in rare cases of At-Risk projects eligible for State Credit on the acquisition basis at the 0.13 factor when no 130% basis increase is used

Factor Amount	13%	
Maximum Total State Credit	\$926,437	\$0

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	\$0.70000
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The state tax credit factor must be between at least \$0.60. For self-syndication the state tax credit factor must be at least \$0.65.

State Credit Necessary for Feasibility	\$855,566
Maximum State Credit	\$855,566
Equity Raised From State Credit	\$598,896
Remaining Funding Gap	\$0

VI. POINTS SYSTEM - SECTION 1: THE POINTS SYSTEM

A. General Partner & Management Company Experience

Maximum 9 Points

A(1) General Partner Experience

6 Points

Select from the following:

5 or more projects in service more than 3 years, including 1 in service more than 5 years and 2 California LIHTC projects

General Partner Name:

Affordable Housing Alliance II (dba Integrity Housing)

To receive points under this subsection for projects in existence for more than 3 years from the filing deadline date, the applicant must submit a certification from a 3rd party certified public accountant that the projects for which points are requested have maintained a positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.) for the year in which each development's last financial statement has been prepared (which must be effective no more than one year prior to the application deadline) and have funded reserves in accordance with the partnership agreement and any applicable loan documents. This certification must list the specific projects for which the points are being requested. The CPA certification may be in the form of an agreed upon procedure report that includes funded reserves as of the report date, which shall be within 60 days of the application deadline. To obtain points for projects previously owned by the proposed general partner, a similar certification must be submitted with respect to the last full year of ownership by the proposed general partner, along with verification of the number of years that the project was owned by that general partner. This certification must list the specific projects for which the points are being requested.

Total Points for General Partner Experience:	6
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A(2) Management Company Experience

3 Points

Select from the following:

11 or more projects managed more than 3 years, including 2 California LIHTC projects

Management Company Name:

Solari Enterprises, Inc.

Total Points for Management Company Experience:	3
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Points in subsections (A) and (B) above will be awarded in the highest applicable category and are not cumulative. For maximum points in either subsection (A) or (B) above, a completed application attachment for the general partner or for the management agent, respectively, must be provided. For points to be awarded in subsection (B), an enforceable management agreement executed by both parties for the subject application must be submitted at the time of application. "Projects" as used in this subsections (A) and (B) means multifamily, rental, affordable developments of over 10 units that are subject to a recorded regulatory agreement or, in the case of housing on tribal lands, where federal HUD funds have been utilized in affordable rental developments. General Partner and Management Company experience points may be given based on the experience of the principals involved, or on the experience of municipalities or other nonprofit entities that have experience but have formed single-asset entities for each project in which they have participated, notwithstanding that the entity itself would not otherwise be eligible for such points. Alternatively, a management company may receive 2 points if it provides evidence that the management agent assigned to the project, either on-site or with management responsibilities for the site, has been certified, prior to application deadline, by a housing tax credit certification examination by a nationally recognized housing tax credit compliance entity and be on a list maintained by the Committee. These points may substitute for other management company experience but will not be awarded in addition to such points.

General partners and management companies with fewer than two active LIHTC projects in California should refer to Regulation Section 10325(c)(2) and Checklist Items Tabs 21 and 22 for additional requirements.

Total Points for General Partner & Management Company Experience:	9
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B. Housing Needs**Maximum 10 Points**Select one: **Special Needs Projects****10 Points**

Total Points for Housing Needs:	10
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C. Site & Service Amenities**C(1) Site Amenities****Maximum 15 Points**

Amenities must be appropriate to the tenant population served. To receive points the amenity must be in place at the time of application. TCAC Regulation Sections 10325(c)(5)(A), 10325(c)(5)(A)(1) and 10325(c)(5)(A)(5) provide information on the limited exceptions to this requirement. The application must include a map scaled for distance using a standardized radius from the development site as determined by the Committee. Measurement from the project to a site must not cross significant physical barriers. The map must show the distance of the site amenities from the development site.

An application proposing a project located on multiple scattered sites (all sites within a five-mile diameter range) shall be scored proportionately in the site and service amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site.

For projects that meet the TCAC definition of Rural and are requesting site amenity points using rural distances, applicants must provide evidence that the proposed project site is located in an eligible rural area.

Applicants must provide color photographs, a contact person and a contact telephone number for each requested site amenity. Any inaccurate information will be subject to negative points. No more than 15 points will be awarded in this category. Only one point award will be available in each of the subcategories (a-h) listed below.

Site amenity points are not applicable to projects that apply and are awarded under the Native American apportionment. However, for those applicants unsuccessful in the apportionment and considered under the Rural set-aside, site amenity scoring will be applicable.

Amenities may include:

a) Transit

- | | |
|--|-----------------|
| (i) Located where there is a bus rapid transit station, light rail station, commuter rail station, bus station, or public bus stop within 1/3 mile of the project site with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station), and the project's density exceeds 25 units per acre. | 7 Points |
| (ii) The project site is within 1/3 mile of a bus rapid transit station, light rail station, commuter rail station, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station). | 6 Points |
| (iii) The project site is within 1/2 mile of a bus rapid transit station, light rail station, commuter rail station, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station). | 5 Points |
| (iv) The project site is within 1/3 mile of a bus rapid transit station, light rail station, commuter rail station, bus station, or public bus stop. (For rural set-aside projects, these points may be awarded where van or dial-a-ride service is provided to tenants.) | 4 Points |
| (v) The project site is within 1/2 mile of a bus rapid transit station, light rail station, commuter rail station, bus station, or public bus stop. | 3 Points |

Select one: (i)

In addition to meeting one of the categories above (i through v), points are available to applicants committing to provide residents free transit passes or discounted passes to each rent restricted unit for at least 15 years:

Select one: N/A

A private bus or transit system providing free service may be substituted with prior approval from the CTCAC Executive Director. This prior approval must be received before the application deadline and the bus or transit system must meet the relevant headway and distance criteria stated above. If pre-approved, select applicable point category above.

Total Points for Transit Amenity:	7
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b) Public Park

- (i) The site is within 1/2 mile of a public park (1 mile for Rural set-aside projects) (not including school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district or private school providing availability to the general public of the school grounds and/or facilities) or a community center accessible to the general public. **3 Points**

Joint-use agreement (if yes, please provide a copy) N/A

- (ii) The site is within 3/4 mile (1.5 miles for Rural set-aside). **2 Points**

Select one: N/A

Total Points for Public Park Amenity:	0
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c) Book-Lending Public Library

- (i) The site is within 1/2 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1 mile for Rural set-aside projects). **3 Points**

- (ii) The site is within 1 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (2 miles for Rural set-aside projects). **2 Points**

Select one: (ii)

Total Points for Public Library Amenity:	2
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d) Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' MarketPlease refer to Checklist Items for supporting documentation requirements

- | | |
|--|-----------------|
| (i) The site is within 1/2 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). | 5 Points |
| (ii) The site is within 1 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (2 miles for Rural set-aside projects). | 4 Points |
| (iii) The site is within 1.5 miles of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (3 miles for Rural set-aside projects). | 3 Points |
| (iv) The site is within 1/4 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects). | 4 Points |
| (v) The site is within 1/2 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). | 3 Points |
| (vi) The site is within 1/2 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year. | 2 Points |
| (vii) The site is within 1 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year. | 1 Point |

Select one:

(ii)

Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity:	4
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e) Public Elementary, Middle, or High School

- | | |
|--|-----------------|
| (i) For a qualifying development, the site is within 1/4 mile of a public elementary school; 1/2 mile of a public middle school; or 1 mile of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. | 3 Points |
| (ii) The site is within 3/4 mile of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. | 2 Points |

Select one:

N/A

Total Points for Public Elementary, Middle, or High School Amenity:	0
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f) Senior Developments: Daily Operated Senior Center

- | | |
|--|-----------------|
| (i) For a senior development the project site is within 1/2 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1 mile for Rural set-aside). | 3 Points |
| (ii) The project site is within 3/4 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1.5 miles for Rural Set-aside). | 2 Points |

Select one:

N/A

Total Points for Daily Operated Senior Center Amenity:	0
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g) Special Needs or SRO Development: Population Specific Service Oriented Facility

(i) For a **special needs or SRO development**, the site is located within 1/2 mile of a facility that operates to serve the population living in the development. **3 Points**

(ii) The project site is located within 1 mile of a facility that operates to serve the population living in the development. **2 Points**

Select one: **N/A**

Total Points for Population Specific Service Oriented Facility Amenity:	0
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h) Medical Clinic or Hospital

(i) The site is within 1/2 mile (1 mile for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **3 Points**

(ii) The site is within 1 mile (1.5 miles for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **2 Points**

Select one: **(ii)**

Total Points for Medical Clinic or Hospital Amenity:	2
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i) Pharmacy

(i) The site is within 1/2 mile of a pharmacy (1 mile for Rural Set-aside). (This category may be combined with the other site amenities above). **2 Points**

(ii) The site is within 1 mile of a pharmacy (2 miles for Rural Set-aside). (This category may be combined with the other site amenities above). **1 Point**

Select one: **(i)**

Total Points for Pharmacy:	2
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j) In-unit High Speed Internet Service

(i) High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 15 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **2 Points**

(ii) **Rural set-aside only:** High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 15 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **3 Points**

Select one: **N/A**

Total Points for Internet Service:	0
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Total Points for Site Amenities:	17
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Site Amenity Contact List:

Amenity Name: First Street Compounding Pharm
Address: 2010 E. First Street, Suite 120
City, Zip: Santa Ana, 92705
Contact Person: Jean F. Ly, Director
Phone: 714-954-1902 Ext.:
Amenity Type: Pharmacy
Website: <http://www.firststreetcompounding.com>
Distance in miles: .2 miles

Amenity Name: Albertsons
Address: 2000 E. 17th Street
City, Zip: Santa Ana, 92705
Contact Person: Juan Salinas
Phone: 714-541-9100 Ext.:
Amenity Type: Grocery/Farmers' Market
Website: <http://www.albertsons.com/pd/stc>
Distance in miles: 0.9

Amenity Name: Santa Ana Medical Services- Kaiser Permanente
Address: 1900 E. 4th Street
City, Zip: Santa Ana, 92705
Contact Person: Marissa Stevens
Phone: 714-967-4724 Ext.:
Amenity Type: Medical Clinic/Hospital
Website: <https://healthy.kaiserpermanente.org>
Distance in miles: 0.3

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name: Bus Stop
Address: E. First Street/N. Tustin Avenue
City, Zip: Santa Ana, 92705
Contact Person: Allison Cheshire
Phone: 714-560-5939 Ext.:
Amenity Type: Transit Station/Transit Stop
Website: <http://www.octa.net/default.aspx>
Distance in miles: .1 miles

Amenity Name: Tustin Library
Address: 345 E. Main Street
City, Zip: Tustin, 92780
Contact Person: Helen Fried
Phone: 714-566-3000 Ext.:
Amenity Type: Book-Lending Public Library
Website: <http://ocpl.org/libloc/tustin>
Distance in miles: 0.9

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

C(2) Service Amenities

Maximum 10 Points

Projects that provide high-quality services designed to improve the quality of life for tenants are eligible to receive points for service amenities. Services must be appropriate to meet the needs of the tenant population served and designed to generate positive changes in the lives of tenants. An application proposing a project located on multiple scattered sites (all sites within a five-mile diameter range) shall be scored proportionately in the site and service amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site.

Except as provided below and in Reg. Section 10325(c)(5)(B), in order to receive points in this category, physical space for service amenities must be available when the development is placed-in-service. Services space must be located inside the project and provide sufficient square footage, accessibility and privacy to accommodate the proposed services. The amenities must be available within 6 months of the project's placed-in-service date. Applicants must commit that services will be provided for a period of 15 years.

All services must be of a regular and ongoing nature and provided to tenants free of charge (except for day care services or any charges required by law). Services must be provided on-site except that projects may use off-site services within 1/2 mile of the development (1 1/2 miles for Rural set-aside projects) provided that they have a written agreement with the service provider enabling the development's tenants to use the services free of charge (except for day care and any charges required by law) and that demonstrate that provision of on-site services would be duplicative. All organizations providing services for which the project is claiming service amenities points must have at least 24 months experience providing services to one of the target populations to be served by the project.

Items 1 through 6 are applicable to Large Family, Senior, and At-Risk projects. Items 7 through 12 are applicable to Special Needs and SRO projects. Items 1 through 12 are mutually exclusive. One proposed service may not receive points under two different categories.

Applications must include a services sources and uses budget clearly describing all anticipated income and expenses associated with the services program and that aligns with the services commitments provided (i.e. contracts, MOUs, letters, etc.) Applications shall receive points for services only if the proposed services budget adequately accounts for the level of service. The budgeted amount must reasonably be expected to cover the costs of the proposed level of service. **PLEASE REFER TO REGULATION SECTION 10325(c)(5)(B) FOR COMPLETE SERVICE AMENITY POINTS REQUIREMENTS.**

No more than 10 points will be awarded in this category. **The service budget spreadsheet must be completed.** Amenities may include, but are not limited to:

a) Large Family, Senior, At-Risk projects:

- | | | |
|------------|--|-----------------|
| N/A | (1) Service Coordinator. Responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.).
Minimum ratio of 1 Full Time Equivalent (FTE) Service Coordinator to 600 bedrooms. | 5 points |
| N/A | Service Coordinator as listed above, except:
Minimum ratio of 1 FTE Service Coordinator to 1,000 bedrooms. | 3 points |
| N/A | (2) Other Services Specialist. Must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. Minimum ratio of 1 FTE Services Specialist to 600 bedrooms. | 5 points |

N/A	Other Services Specialist as listed above, except: Minimum ratio of 1 FTE Services Specialist to 1,000 bedrooms.	3 points
N/A	(3) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).	7 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours of instruction each year (30 hours for small developments).	5 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours of instruction each year (18 hours for small developments).	3 points
N/A	(4) Health and wellness services and programs. Such services and programs shall provide individualized support to tenants (not group classes) and need not be provided by licensed individuals or organizations. Includes, but is not limited to visiting nurses programs, intergenerational visiting programs, or senior companion programs. Minimum of 100 hours of services per year for each 100 bedrooms.	5 points
N/A	Health and wellness services and programs as listed above, except: Minimum of 60 hours of services per year for each 100 bedrooms.	3 points
N/A	Health and wellness services and programs as listed above, except: Minimum of 40 hours of services per year for each 100 bedrooms.	2 points
N/A	(5) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	5 points
N/A	(6) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
N/A	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
N/A	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points
<u>b) Special Needs and SRO projects:</u>		
N/A	(7) Case Manager. Responsibilities must include (but are not limited to) working with tenants to develop and implement an individualized service plan, goal plan or independent living plan. Minimum ratio of 1 Full Time Equivalent (FTE) Case Manager to 100 bedrooms.	5 points
N/A	Case Manager as listed above, except: Minimum ratio of 1 FTE Case Manager to 160 bedrooms.	3 points

Yes	(8) Service Coordinator or Other Services Specialist. Service coordinator responsibilities shall include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Other services specialist must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. Minimum ratio of 1 FTE Service Coordinator or Other Services Specialist to 360 bedrooms.	5 points
N/A	Service Coordinator or Other Services Specialist as listed above, except: Minimum ratio of 1 FTE Case Manager to 600 bedrooms.	3 points
Yes	(9) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).	5 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours of instruction each year (30 hours for small developments).	3 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours of instruction each year (18 hours for small developments).	2 points
N/A	(10) Health or behavioral health services provided by appropriately-licensed organization or individual. Includes but is not limited to: health clinic, adult day health center, medication management services, mental health services and treatment, substance abuse services and treatment.	5 points
N/A	(11) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	5 points
N/A	(12) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
N/A	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
N/A	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points

The service budget spreadsheet must be completed.	Total Points for Service Amenities:	10
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D. Sustainable Building Methods**Maximum 5 Points**

REVIEW REG. SECTION 10325(c)(6) BEFORE PROCEEDING

APPLICANTS WILL BE HELD TO REGULATORY REQUIREMENTS. THIS APPLICATION MAY CONTAIN ABBREVIATED DESCRIPTIONS OF THE REQUIREMENTS FOR THIS SECTION.**D(1) New Construction and Adaptive Reuse projects select from the following features:**

<u>N/A</u>	a. Develop the project in accordance with the minimum requirements with any one of the following programs:	0 Points
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<u>N/A</u>	b. EITHER: Energy efficiency as indicated in Reg. Section 10325(c)(6)(B) beyond the requirements in 2013 Title 24, Part 6 of the California Building Code (2013 Title 24):	0 Points
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OR:

Energy efficiency with renewable energy that provides the following percentages of project tenants' energy loads:

Low Rise (1-3 habitable stories)

<u>N/A</u>		0 Points
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Multifamily of 4+ habitable stories

<u>N/A</u>		0 Points
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D(2) Rehabilitation projects select from the following features:

<u>N/A</u>	a. Develop the project in accordance with the minimum requirements with any one of the following programs:	0 Points
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<u>Yes</u>	b. Rehabilitate to improve energy efficiency; points awarded based on percentage decrease in estimated Time Dependent Valuation energy use Improvement over current:	5 Points
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<u>N/A</u>	c. Additional rehabilitation project measures (choose one or more of the following three categories):	
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	1. PHOTOVOLTAIC / SOLAR	0 Points
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<u>Yes</u>	2. SUSTAINABLE BUILDING MANAGEMENT PRACTICES, INCLUDING BOTH OF THE FOLLOWING Develop project-specific maintenance manual, including information on all energy and green building features Undertake formal building systems commissioning, retro-commissioning, or re-commissioning	0 Points
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<u>N/A</u>	3. INDIVIDUALLY METER (OR SUB-METER CURRENT MASTER-METERED) GAS, ELECTRICITY, OR CENTRAL HOT WATER SYSTEMS FOR ALL TENANTS	0 Points
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D(3) New Construction and Rehabilitation projects:

<u>N/A</u>	d. Water efficiency: irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens)	0 Points
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To receive these points, the applicant and the project architect must certify in the application which of the above items will be included in the project's design and specifications, and further must certify at the project's placed-in-service date that the items were completed. In addition, certain point categories require completion of the TCAC Sustainable Building Method Workbook and accompanying documentation by a qualified energy analyst at application and placed-in-service stages. Refer to Reg. Section 10325(c)(6), Checklist Item Tab 25, and the TCAC website for requirements related to the TCAC Sustainable Building Method Workbook. Refer to Reg. Section 10325(c)(6)(G) for specific Compliance and Verification requirements. Projects receiving points under this category that fail to meet the requirements of Reg. Section 10325(c)(6) will be subject to negative points under Section 10325(c)(3).

Total Points For Sustainable Building Methods:	5
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E. Lowest Income

Maximum 52 Points

E(1) Lowest Income Restriction for All Units

50 Points

The "Percent of Area Median Income" category may be used only once. For instance, 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income (AMI) cannot be used twice for 100% at 50% and receive 50 points, nor can 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income for 25 points and 40% of Income Targeted Units to Total Units at 50% of Area Median Income be used for an additional 20 points. However, the "Percent of Income Targeted Units" may be used multiple times. For example, 50% of Targeted Units at 50% of Area Median Income for 25 points may be combined with another 50% of Targeted Units at 45% of Area Median Income to achieve the maximum points. All projects must score at least 45 points in this category to be eligible for 9% Tax Credit.

RESYNDICATION PROJECTS CHOOSING HOLD HARMLESS RENTS CANNOT RECEIVE LOWEST INCOME POINTS FOR HOLD HARMLESS RENTS. CURRENT RENT LIMITS MUST BE USED FOR LOWEST INCOME POINT SCORING.

*Only projects competing in the Rural Set-aside may use the 55% AMI column and selected targeting in the 50% AMI column.

**60% AMI is included as a place-holder and will not receive any additional points.

		Percent of Area Median Income (AMI)						
		**60%	*55%	50%	45%	40%	35%	30%
Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	80%	0				45	47.5	50
	75%	0				42.5	45	47.5
	70%	0				40	42.5	45
	65%	0			35	37.5	40	42.5
	60%	0			32.5	35	37.5	40
	55%	0			30	32.5	35	37.5
	50%	0		25*	27.5	30	32.5	35
	45%	0		22.5*	25	27.5	30	32.5
	40%	0	17.5	20	22.5	25	27.5	30
	35%	0	15	17.5	20	22.5	25	27.5
	30%	0	12.5	15	17.5	20	22.5	25
	25%	0	10	12.5	15	17.5	20	22.5
	20%	0	7.5	10	12.5	15	17.5	20
	15%	0	5	7.5	10	12.5	15	17.5
	10%	0	2.5	5	7.5	10	12.5	15

Consolidate your units before entering your information into the table Do not enter any non-qualifying units into the table				
Number of Targeted Tax Credit Units	Percent of Area Median Income (AMI) (30%- 55%)	Percentage of Units to Total Units (before rounding down)	Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	Points Earned
40	30	56.34	55	37.5
	35	0.00	0	0
	40	0.00	0	0
	45	0.00	0	0
22	50	30.99	30	15
	0 -Rural only	0.00	0	0
	0 -Rural only	0.00	0	0
9	60	12.68	10	0
71	Total Points Requested:			52.5

*IF 60% AMI UNITS ARE LESS THAN 10% OF TOTAL UNITS, LEAVE CELL E648 BLANK.

E(2) Lowest Income for 10% of Total Restricted Units at 30% AMI

2 Points

A project that agrees to have at least 10% of its units available for tenants with incomes no greater than 30% AMI and agrees to restrict the rents on those units accordingly can receive two additional points. The 30% AMI units must be spread across the various bedroom sizes, starting with the largest bedroom count units (e.g. four bedroom units) and working down to the smaller bedroom count units, assuring that at least 10% of the larger units are proposed at 30% AMI. So long as the project meets the 10% standard as a whole, the 10% standard need not be met among all of the smaller units. TCAC may correct applicant errors in carrying out this largest-to-smallest unit protocol.

Bedroom Selection	Total Number of Tax Credit Units per Bedroom Size	Number of Targeted Tax Credit Units @ 30% AMI	Percentage of Units to Total Units (by bedroom size)
5 BR	0	0	0.0000
4 BR	0	0	0.0000
3 BR	0	0	0.0000
2 BR	0	0	0.0000
1 BR	11	2	0.1818
SRO	60	38	0.6333
Total:	71	40	-

Lowest Income for 10% of Total Restricted Units at 30% AMI Points:	2
Total Points for Lowest Income:	54.5

F. Readiness to Proceed

Points are available to applications documenting each of the categories below, up to a maximum of 15 points. Within the application the following must be delivered (see Regulation Section 10325(c)(8) and the Checklist Items for additional information):

Readiness to Proceed

Maximum 15 Points

- | | | |
|------------|--|-----------------|
| Yes | (i) Enforceable commitment for all construction financing, as evidenced by executed commitment and payment of commitment fees | 5 points |
| Yes | (ii) Evidence, as verified by the appropriate officials, of site plan approval and that all land use environmental review clearances (CEQA, NEPA, applicable tribal land environmental reviews) necessary to begin construction are either finally approved or unnecessary | 5 points |
| Yes | (iii) All necessary public or tribal approvals subject to the discretion of local or tribal elected officials | 5 points |

15 points will be available to projects that document all of the above and are able to begin construction within 180 days of the Credit Reservation, as evidenced by submission of the following within 180 days* of the Credit Reservation: updated application form and explanation of changes, executed construction contract, breakdown of lender-approved construction costs, recorded deeds of trust for all construction financing, binding commitments for permanent financing and any other required financing, a limited partnership agreement executed by the general partner and the investor providing the equity, payment of all construction lender fees, issuance of building permits (see TCAC Regulation Section 10325(c)(8) for additional guidance), and notice to proceed delivered to the contractor. If no construction lender is involved, evidence must be submitted within 180 days after the Credit Reservation is made that the equity partner has been admitted to the ownership entity and that an initial disbursement of funds has occurred. Failure to meet this timeline will result in rescission of the Credit Reservation. In addition to the above, all applicants receiving any points under this subsection must provide an executed Letter of Intent (LOI) from the project's equity partner within 90 days of the credit reservation. The LOI must include those features called for in the CTCAC application (See [Appendix](#) for requirements).

In the event that one or more of the above criteria have NOT been met, 5 points may be awarded for each one that has been met. In such cases, the 180-day requirements shall not apply to projects that do not obtain the maximum points in this category. The 90-day requirements apply to all projects requesting any points under this category.

*After the Credit Reservation date TCAC will randomly assign a 180 day deadline for half of the awarded projects and a 194 day deadline for the remaining half of the projects.

Total Points for Readiness to Proceed:	15
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VI. POINTS SYSTEM - SECTION 2: POINTS SYSTEM SUMMARY

All Projects: Total Possible Points: 116, Minimum Point Threshold: 98

	APPLICANT POINTS	MAXIMUM POINTS	TOTAL POINTS
A. General Partner & Management Company Experience	9	9	9
A(1) General Partner Experience	6	6	
A(2) Management Company Experience	3	3	
B. Housing Needs	10	10	10
C. Site & Service Amenities	25	25	25
C(1) Site Amenities	17	15	
C(2) Service Amenities	10	10	
D. Sustainable Building Methods	5	5	5
E. Lowest Income & 10% of Units Restricted @ 30% AMI	52.0	52.0	52.0
E(1) Lowest Income	52.5	50.0	
E(2) 10% of Units Restricted @ 30% AMI	2	2	
F. Readiness to Proceed	15	15	15
*Negative Points (if any, please enter amount:)		NO MAX	0
Total Points:			116.0

*Negative points given to general partners, co-developers, management agents, consultants, or any member or agent of the Development Team may remain in effect for up to two calendar years, but in no event shall be in effect for less than one funding round. Furthermore, negative points may be assigned to one or more Development Team members, but do not necessarily apply to the entire Team. Negative points assigned by the Executive Director may be appealed to the Committee under appeal procedures enumerated in the regulations.

VII. TIE BREAKER SYSTEM FINAL TIE BREAKER SELF-SCORE

This section is included in the application for self-scoring. Be aware that TCAC will use self scores to determine which projects undergo further review in the competition, including the verification of self scores, for possible reservation of tax credits. TCAC will not verify or evaluate every project's self score. Project's that self score too low to successfully compete for a reservation of tax credits will not undergo any further review by TCAC.

Review TCAC Reg. Section 10325(c)(10). Provide evidence of committed permanent public funds in Tab 20 and evidence of public subsidies, if any, in Tab 17.

Projects with commercial/non-residential costs will have committed public funds discounted by the percentage of the project proposed to be commercial or non-residential.

Evidence of land value is required (see Tab 1). The value of the land per TCAC Regulations must be included in "Total residential project development costs" below as evidenced in Tab 1 of the application. Donated land value must be included in Total Project Cost and the Sources and Uses Budget.

Final Tie Breaker Formula:

$$\frac{\text{Committed, permanent, leveraged soft financing defraying residential costs X subsidy percentage factor}}{\text{Total residential project development costs}} + \left(1 - \frac{\text{Requested unadjusted eligible basis + amount of basis reduction up to leveraged soft financing exclusive of donated land and fee waivers}}{\text{Total residential project development costs}} \right) / 3$$

SOFT FINANCING

Tranche B, if applicable (calculate below)

\$3,535,449

Total donated land value

Total fee waivers

List leveraged soft financing **excluding** donated land and fee waivers:

Total leveraged soft financing excluding donated land and fee waivers		\$0
TOTAL		\$3,535,449

BASIS REDUCTION

Total basis reduction

\$0

MIXED USE PROJECTS

For mixed-use projects, the permanent public fund numerator must be discounted/reduced by the mixed-use ratio below.

Mixed-use projects: Total commercial cost / Total project cost:

0.0%

THE PRORATED COMMERCIAL COST DEDUCTION TO SOFT FUNDS MUST BE CALCULATED FIRST, BEFORE APPLYING ANY SUBSIDY ADJUSTMENT/INCREASE TO THE NUMERATOR (REGULATION SECTION 10325(c)(10)(A)). TCAC staff may adjust this ratio as deemed appropriate.

Sample formula (commercial costs) for numerator *Committed permanent soft funds defraying residential costs* =(G41)*(1-J46)

RENTAL/OPERATING SUBSIDY BOOST

For projects with public operating or rental subsidies listed in Reg. Section 10325(c)(10)(A), calculate the percentage increase below and increase the soft funds numerator by the adjustment percentage.

Operating and rental subsidies: % of subsidized units:

0.153%

0.038%

Subsidy adjustment/increase to permanent public funds numerator
(This adjustment is calculated in the numerator after any commercial cost adjustment).

The number of rental subsidy units and the number of operating subsidy units are cumulative, up to 100%.

FINAL TIE BREAKER CALCULATION

Soft financing less commercial proration

\$3,535,449

Requested unadjusted eligible basis

\$12,541,789

With rental/operating subsidy boost

\$3,536,801

\$3,536,801

\$15,129,359

$$+ \left(\left(1 - \frac{\$12,541,789}{\$15,129,359} \right) / 3 \right) = \boxed{29.078\%}$$

Tranche B calculation

For purposes of the public funds points section and the final tie breaker, a Tranche B loan is the lesser of the actual commitment amount or the following. Please note, an application must include a private Tranche B loan supported by a public subsidy to utilize this calculation.

Rental Income Differential:

Rent Limit:

40% AMI

(SRO/SpN)

OR

50% AMI

(ALL OTHER)

Public
Subsidy
Contract Rent

Calculated
Annual
Rent

Unit Type	# of Units	Rent Limit: 40% AMI (SRO/SpN) OR 50% AMI (ALL OTHER)	Public Subsidy Contract Rent	Calculated Annual Rent
SRO	60	\$656	\$1,147	\$353,520
1 bedroom	11	\$703	\$1,308	\$79,860
SRO				\$0
SRO				\$0
SRO				\$0
SRO				\$0
TOTAL				\$433,380

Rental Income Differential \$433,380

Less Vacancy 5.0%

Net Rental Income \$411,711

Available for debt service

@ 1.15 DSC ratio: \$358,010

Loan term (years) 15

Interest rate (annual) 6.0%

DSC ratio 1.15

Loan amount per TCAC

underwriting standards: \$3,535,449

Actual Tranche B

loan amount: \$5,679,093

15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$557,160	\$571,089	\$585,366	\$600,000	\$615,000	\$630,375	\$646,135	\$662,288	\$678,845	\$695,816	\$713,212	\$731,042	\$749,318	\$768,051	\$787,252
Less Vacancy	10.00%	-55,716	-57,109	-58,537	-60,000	-61,500	-63,038	-64,613	-66,229	-67,885	-69,582	-71,321	-73,104	-74,932	-76,805	-78,725
Rental Subsidy	1.025	441,336	452,369	463,679	475,271	487,152	499,331	511,814	524,610	537,725	551,168	564,947	579,071	593,548	608,387	623,596
Less Vacancy	5.00%	-22,067	-22,618	-23,184	-23,764	-24,358	-24,967	-25,591	-26,230	-26,886	-27,558	-28,247	-28,954	-29,677	-30,419	-31,180
Miscellaneous Income	1.025	8,640	8,856	9,077	9,304	9,537	9,775	10,020	10,270	10,527	10,790	11,060	11,336	11,620	11,910	12,208
Less Vacancy	5.00%	-432	-443	-454	-465	-477	-489	-501	-514	-526	-540	-553	-567	-581	-596	-610
Total Revenue		\$928,921	\$952,144	\$975,948	\$1,000,347	\$1,025,355	\$1,050,989	\$1,077,264	\$1,104,195	\$1,131,800	\$1,160,095	\$1,189,098	\$1,218,825	\$1,249,296	\$1,280,528	\$1,312,541
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$23,012	\$23,817	\$24,651	\$25,514	\$26,407	\$27,331	\$28,288	\$29,278	\$30,302	\$31,363	\$32,461	\$33,597	\$34,773	\$35,990	\$37,249
Management		48,113	49,797	51,540	53,344	55,211	57,143	59,143	61,213	63,356	65,573	67,868	70,244	72,702	75,247	77,880
Utilities		70,399	72,863	75,413	78,053	80,784	83,612	86,538	89,567	92,702	95,947	99,305	102,780	106,378	110,101	113,954
Payroll & Payroll Taxes		87,496	90,558	93,728	97,008	100,404	103,918	107,555	111,319	115,216	119,248	123,422	127,742	132,212	136,840	141,629
Insurance		23,012	23,817	24,651	25,514	26,407	27,331	28,288	29,278	30,302	31,363	32,461	33,597	34,773	35,990	37,249
Maintenance		83,689	86,618	89,650	92,787	96,035	99,396	102,875	106,476	110,202	114,060	118,052	122,183	126,460	130,886	135,467
Other Operating Expenses (specify):		10,000	10,350	10,712	11,087	11,475	11,877	12,293	12,723	13,168	13,629	14,106	14,600	15,111	15,640	16,187
Total Operating Expenses		\$345,721	\$357,821	\$370,345	\$383,307	\$396,723	\$410,608	\$424,979	\$439,854	\$455,249	\$471,182	\$487,674	\$504,742	\$522,408	\$540,692	\$559,617
Tenant Internet Expense*	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	36,000	37,260	38,564	39,914	41,311	42,757	44,253	45,802	47,405	49,064	50,782	52,559	54,398	56,302	58,273
Replacement Reserve		21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600
Real Estate Taxes	1.020	6,480	6,610	6,742	6,877	7,014	7,154	7,298	7,443	7,592	7,744	7,899	8,057	8,218	8,383	8,550
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$409,801	\$423,291	\$437,251	\$451,698	\$466,648	\$482,119	\$498,130	\$514,699	\$531,846	\$549,591	\$567,954	\$586,958	\$606,625	\$626,977	\$648,040
Cash Flow Prior to Debt Service		\$519,120	\$528,853	\$538,697	\$548,649	\$558,707	\$568,870	\$579,134	\$589,496	\$599,954	\$610,505	\$621,143	\$631,867	\$642,671	\$653,551	\$664,501
MUST PAY DEBT SERVICE																
CITI Community Capital- Tranche A		100,809	100,809	100,809	100,809	100,809	100,809	100,809	100,809	100,809	100,809	100,809	100,809	100,809	100,809	100,809
CITI Community Capital- Tranche B		337,448	337,448	337,448	337,448	337,448	337,448	337,448	337,448	337,448	337,448	337,448	337,448	337,448	337,448	337,448
Total Debt Service		\$438,257	\$438,257	\$438,257	\$438,257	\$438,257	\$438,257	\$438,257	\$438,257	\$438,257	\$438,257	\$438,257	\$438,257	\$438,257	\$438,257	\$438,257
Cash Flow After Debt Service		\$80,863	\$90,596	\$100,440	\$110,392	\$120,450	\$130,613	\$140,877	\$151,239	\$161,697	\$172,248	\$182,886	\$193,610	\$204,414	\$215,294	\$226,244
Percent of Gross Revenue		8.03%	8.78%	9.49%	10.18%	10.83%	11.46%	12.06%	12.63%	13.18%	13.69%	14.19%	14.65%	15.09%	15.51%	15.90%
25% Debt Service Test		18.45%	20.67%	22.92%	25.19%	27.48%	29.80%	32.14%	34.51%	36.90%	39.30%	41.73%	44.18%	46.64%	49.12%	51.62%
Debt Coverage Ratio		1.185	1.207	1.229	1.252	1.275	1.298	1.321	1.345	1.369	1.393	1.417	1.442	1.466	1.491	1.516
OTHER FEES**																
GP Partnership Management Fee		\$750	\$773	\$796	\$820	\$844	\$869	\$896	\$922	\$950	\$979	\$1,008	\$1,038	\$1,069	\$1,101	\$1,134
LP Asset Management Fee		\$3,500	\$3,605	\$3,713	\$3,825	\$3,939	\$4,057	\$4,179	\$4,305	\$4,434	\$4,567	\$4,704	\$4,845	\$4,990	\$5,140	\$5,294
Incentive Management Fee		3,500	\$3,605	\$3,713	\$3,825	\$3,939	\$4,057	\$4,179	\$4,305	\$4,434	\$4,567	\$4,704	\$4,845	\$4,990	\$5,140	\$5,294
Total Other Fees		7,750	7,983	8,222	8,469	8,723	8,984	9,254	9,532	9,817	10,112	10,415	10,728	11,050	11,381	11,723
Remaining Cash Flow		\$73,113	\$82,614	\$92,218	\$101,923	\$111,728	\$121,628	\$131,623	\$141,708	\$151,880	\$162,136	\$172,471	\$182,882	\$193,364	\$203,913	\$214,522
Deferred Developer Fee**		\$73,113	\$82,614	\$92,218	\$101,923	\$111,728	\$121,628	\$131,623	\$141,708	\$135,510.90						
Residual or Soft Debt Payments**																
AHP										\$16,369	\$162,136	\$172,471	\$182,882	\$193,364	\$203,913	\$214,522

*9% and 4% + state credit applications should include the cost of tenant internet service if requested in the Points System site amenity section.

Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. **These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.